# \$1,295,995 - 2309 13 Street Nw, Calgary

MLS® #A2183108

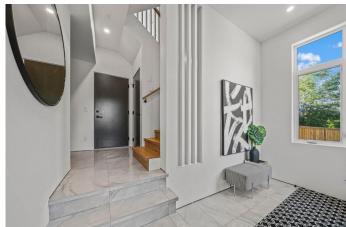
# \$1,295,995

4 Bedroom, 3.00 Bathroom, 2,274 sqft Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

Nestled in the family-friendly community of Capitol Hill, this impeccably built property is a masterpiece of architectural excellence by Jackson McCormick and Paul Lavoie Interior Design. With over 2,270 sq ft of luxurious living space, this 4-bedroom, 3.5-bath home is a rare find where no detail has been overlooked. Immerse yourself in a park-like setting with breathtaking east and west views from the rooftop patio. This exquisite outdoor space, featuring a green roof vegetation system and wired for a hot tub, offers a serene retreat to bask in the sun from dawn to dusk. The home is bathed in natural light, accentuating the gorgeous hardwood floors that flow throughout all levels. Upon entry, be greeted by a versatile space perfect for a home office or additional bedroom, complete with a 3pc ensuite. The main level boasts an inviting open-concept kitchen, featuring sleek cabinetry, a built-in pantry with pull-outs, quartz countertops, an expansive center island, and a high-end Fisher & Paykel appliance package. A glass-enclosed wine cellar adds a touch of sophistication. Step out to a spacious patio with a BBQ line, overlooking the tranquil parkâ€"ideal for morning coffees and alfresco dining. The generous dining room, illuminated by a large picture window and enhanced by a modern slat wall design, is perfect for hosting elegant gatherings. It flows seamlessly into a grand living area, where an electric fireplace invites you to unwind with a glass of wine and a good book. Central air conditioning ensures







year-round comfort. The upper level is a haven of luxury, featuring the primary bedroom with a custom walk-in closet and built-in shelving. The opulent 5pc ensuite includes his and her sinks, a soaker tub, and a glass-enclosed shower with a bench. Two additional bedrooms share a beautifully appointed 4pc bathroom, while a convenient laundry room with ample shelving completes this level. The attached double-car garage offers secure parking and a heated driveway for added convenience. This unit has been designed for the addition of an elevator if you so choose. Located minutes from downtown, the University of Calgary, shops, restaurants, and local schools, this home is perfectly positioned for both tranquility and accessibility. Don't miss the opportunity to live in this bespoke property in Capitol Hill, where luxury meets a serene park-like setting in perfect harmony.

#### Built in 2022

#### **Essential Information**

MLS® # A2183108

Price \$1,295,995

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,274

Acres 0.00 Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 2309 13 Street Nw

Subdivision Capitol Hill

City Calgary

County Calgary
Province Alberta
Postal Code T2M 1T8

#### **Amenities**

Amenities Snow Removal

Parking Spaces 2

Parking Double Garage Attached, Heated Garage

# of Garages 2

#### Interior

Interior Features Built-in Features, Chandelier, Closet Organizers, Double Vanity, High

Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub,

Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Range, Microwave, Range Hood, Refrigerator, Washer

Heating In Floor, Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Basement None

### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Back Lane

Roof Asphalt

Construction Brick, Stucco

Foundation Poured Concrete

#### Additional Information

Date Listed December 20th, 2024

Days on Market 246

Zoning M-CG

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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